

**Minutes**

**CITY COUNCIL MEETING**  
**TUESDAY, MARCH 23, 2020**

Meeting Location: City Hall, 330 Town Center Avenue, Council Chambers

Attendees: James M. Burnette, Mayor  
Linnea Miller, Mayor Pro Tempore  
Beth Hilscher, Councilmember  
Heather Hall, Councilmember  
Larry Pettiford, Councilmember  
Marty Allen, City Manager  
Denise Brinson, Assistant City Manager  
Robyn O'Donnell, City Clerk  
Gregory Jay, City Attorney

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**DINNER SESSION – 5:30 PM**

City Council Informal Session

Agenda review and informal discussion among City Councilmembers and staff. Food provided for Elected Officials and staff. No action to be taken during session.

**COUNCIL MEETING – 6:30 PM**

**A. Call to Order**

Mayor Burnette called the meeting to order at 6:36 PM.

**B. Public Hearing**

**1. Alcohol Beverage License Amendment for Monkey Wrench Brewing for an On-Site Distillery, 3425 Martin Farm Road**

Mr. David Wayne Baxter has applied to amend the existing alcohol license to allow for an on-site distillery with consumption for the establishment located at 3425 Martin Farm Road. The Business Services department recommends approval.

Applicant - Mr. Wayne Baxter, 3425 Martin Farm Road, Suwanee, Georgia addressed Council.

Opposition - None.

**2. RZ-2021-001 – Owner: Adam Freeman. Applicant: Sawmill Industrial Partners, LLC.**

The applicant requests a rezoning from C-2A (Special Commercial District) to M-1 (Light Industry District) to allow for a distribution facility. The site is located in Land Lot 170 of the 7th District along Sawmill Drive and contains approximately 26.4 acres. Staff recommends approval with conditions. Mr. Josh Campbell, Planning

Director, reviewed the application and site plan. A condition recommended by the Planning Commission and staff relates to preventing trucks from turning right onto Sawmill Drive. A revision to that condition was issued to Council on March 23, 2021.

Applicant – Speaking on behalf of the applicant was Ms. Melody Glouton of Anderson, Tate & Carr, 1960 Satellite Boulevard, Duluth, GA. Ms. Glouton noted that the application is for the purpose of developing a distribution facility. The facility will be a single story, industrial building totaling approximately 325,000 square feet. It will have 80 car spaces along the east side of the property and 120 tractor trailer parking spaces divided between the north side and south side of the property. Ms. Glouton displayed a site plan rendering for view. The applicant is in agreement with the condition brought forth. The applicant is aware of the challenges of developing the property and is understanding of the approval requirements from federal and state environmental agencies with regard to existing streams that encumber the site.

Mayor Pro Tem Miller inquired, in regard to parking, how many employees are expected to be working at the site. Mr. John Crane, 1776 Peachtree Street, Atlanta, Georgia 30309, responded that it is a speculative building therefore the ultimate user is unidentified at this time and the employee count is unknown.

Opposition – Ms. Sharman McClean, 528 Suwanee Pass Trail, Suwanee, Georgia, expressed concern for the potential increase of traffic and recommended locating the facility in an area that could easily accommodate the increased traffic.

### **3. 2040 Comprehensive Plan Update**

Staff presented the Annual Update to the 2040 Comprehensive Plan and proposed amendment at the March 11<sup>th</sup> workshop. Mr. Josh Campbell reviewed the update with Council.

No one spoke in support or opposition.

Mr. Robert Hamilton, 4775 Winding Rose Drive, Suwanee, Georgia addressed Council by noting that, with this proposed update, he did not hear discussion of the amendment to the plan regarding the property on Settles Bridge Road, which he thought was being included. Mayor Burnette responded that the Settles Bridge property item is a different item and would not be discussed during this meeting.

## **C. Announcements**

## **D. Pledge of Allegiance**

## **E. Approval of Agenda**

***Motion to approve the Agenda as presented by Mayor Pro Tem Miller, second by Councilmember Charpentier and so carried 6-0.***

## **F. Approval of Minutes**

- 1. February 11, 2021 Council Workshop**
- 2. February 23, 2021 Council Meeting**

*Motion to approve the Minutes as presented by Councilmember Hall, second by Councilmember Pettiford and so carried 6-0.*

## **G. Audience Participation**

Ms. Sharman McClean, 528 Suwanee Pass Trail, Suwanee, Georgia, addressed Council with concerns of dying and falling trees on the Greenway and inquired as to who manages the care of them. Councilmembers Hilscher and Hall asked for the location of the trees. Ms. McClean stated the trees are on the right side of the greenway heading from Martin Farm Road to Town Center. Ms. McClean asked if these trees would be removed and/or replaced.

In addition, Ms. McClean expressed concern for an increased amount of trash alongside Stonecypher Road toward the caboose and Lawrenceville-Suwanee Road near the greenway and asked how clean up is managed. Councilmember Hall asked of the time period of Ms. McClean seeing the increase of trash and Ms. McClean stated that it was in the last year.

Mr. Roman Kurjewicz, 528 Suwanee Pass Trail, Suwanee, Georgia, inquired as to the completion date of the round-about on Buford Highway. Mr. Josh Campbell reported that the contractual completion date for the project is August 2021.

## **NEW BUSINESS**

### **H. Consider Changes to the Alcohol Beverages Ordinance**

During the coronavirus pandemic, individuals changed their behavior to avoid possible contact with the virus. Restaurants started providing the option for carry-out and curbside pickup of unopened alcoholic beverages with food orders. In August of 2020, state law also changed to allow for delivery of packaged alcohol. Based on these changes, we are proposing to update the distilled spirits definition, add carry-out and curbside pickup, update the outside consumption Town Center District, and add delivery of packaged alcohol.

*Motion to approve by Councilmember Hall, second by Mayor Pro Tem Miller and so carried 6-0.*

### **I. Consider Alcohol Beverage License Amendment Request for Mr. David Wayne Baxter with Monkey Wrench Brewing for On-Site Distillery**

*Motion to approve by Councilmember Hilscher, second by Councilmember Charpentier and so carried 6-0.*

**J. Consider RZ-2021-001 Rezoning from C-2A to M-1 at Land Lot 170 at the 7<sup>th</sup> District along Sawmill Drive**

*Councilmember Pettiford motioned to approve RZ-2021-001 with the March 23, 2021 staff conditions, second by Mayor Pro Tem Miller and so carried 6-0.*

**K. Consider Annual Update to the 2040 Comprehensive Plan**

*Councilmember Hilscher motioned to approve the update to the 2040 Comprehensive Plan per the draft dated March 23, 2021, second by Councilmember Hall and so carried 6-0.*

**L. Consider Appointing Debra Barnhart to the Public Arts Commission**

Berney Kirkland has resigned from the Public Arts Commission because she moved out of the city. This leaves a vacancy on the Public Arts Commission. Staff recommends the appointment of Debra Barnhart to fill the vacancy.

*Motion to approve appointment by Mayor Pro Tem Miller, second by Councilmember Pettiford and so carried 6-0.*

**M. Executive Session: Real Estate**

*At 7:01 pm Councilmember Hilscher motioned to enter Executive Session for Real Estate matters, second by Councilmember Pettiford and so carried 6-0.*

*At 8:12 pm Councilmember Hilscher motioned to adjourn Executive Session, second by Councilmember Charpentier and so carried 6-0.*

**N. Adjournment**

*Motion to adjourn by Councilmember Pettiford, second by Councilmember Hall and so carried 6-0.*

**Approved April 27, 2021**